

**SNAPSHOT of HOME Program Performance--As of 09/30/08**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): Quincy Consortium

State: MA

PJ's Total HOME Allocation Received: \$11,696,128

PJ's Size Grouping\*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 19			
% of Funds Committed	91.90 %	95.20 %	18	94.94 %	27	25	
% of Funds Disbursed	86.30 %	88.78 %	12	84.35 %	47	49	
Leveraging Ratio for Rental Activities	6.67	7.72	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	90.33 %	1	81.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	79.00 %	73.01 %	6	68.05 %	61	65	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	76.97 %	80.97 %	14	79.65 %	30	31	
% of 0-30% AMI Renters to All Renters***	44.94 %	49.15 %	12	44.76 %	47	49	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	94.38 %	95.61 %	15	94.31 %	28	28	
Overall Ranking:			In State:	7 / 19	Nationally:	71 73	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$36,524	\$25,436		\$25,245	178 Units	30.80 %	
Homebuyer Unit	\$7,457	\$15,891		\$14,395	189 Units	32.80 %	
Homeowner-Rehab Unit	\$11,801	\$14,722		\$20,186	209 Units	36.20 %	
TBRA Unit	\$850	\$3,644		\$3,142	1 Units	0.20 %	

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Quincy Consortium MA

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$121,727	\$113,814	\$13,393
State:*	\$140,514	\$97,764	\$22,481
National:**	\$88,539	\$71,594	\$22,853

**CHDO Operating Expenses:**  
(% of allocation)

PJ:	3.0 %
National Avg:	1.1 %

**R.S. Means Cost Index:** 1.19

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	82.8	88.4	92.3	100.0
Black/African American:	10.1	1.6	0.5	0.0
Asian:	3.6	1.6	3.3	0.0
American Indian/Alaska Native:	0.0	0.5	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	2.4	3.7	3.8	0.0

### ETHNICITY:

Hispanic	1.2	4.2	0.0	0.0
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### HOUSEHOLD SIZE:

1 Person:	71.0	28.0	40.7	100.0
2 Persons:	13.0	18.5	27.8	0.0
3 Persons:	7.7	14.8	15.3	0.0
4 Persons:	4.1	20.6	10.5	0.0
5 Persons:	0.6	12.7	3.8	0.0
6 Persons:	3.6	3.7	1.0	0.0
7 Persons:	0.0	0.5	1.0	0.0
8 or more Persons:	0.0	1.1	0.0	0.0

### HOUSEHOLD TYPE:

Single/Non-Elderly:	62.1	29.1	21.1	100.0
Elderly:	11.2	1.1	41.6	0.0
Related/Single Parent:	16.6	19.6	10.0	0.0
Related/Two Parent:	4.7	45.5	23.9	0.0
Other:	5.3	4.8	2.9	0.0

### SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	13.6	0.5 <sup>#</sup>
HOME TBRA:	7.1	
Other:	15.4	
No Assistance:	63.9	

**# of Section 504 Compliant Units / Completed Units Since 2001** 28

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM  
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Quincy Consortium State: MA Group Rank: 71  
(Percentile)  
State Rank: 7 / 19 PJs Overall Rank: 73  
(Percentile)  
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	79	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	76.97	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	94.38	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	2.13	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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